



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Kristine Glazer (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Abigail Camp  
**Associate Commissioners:** Vallorie Oliver, Matt Kuhnert  
**Staff:** Mark Voigt, John Hedden

~~ MINUTES ~~

**Thursday, June 16, 2016**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 1:03 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
 Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert  
 Absent Members: Camp  
 Late Arrivals: Pohl, 1:03 p.m.; Coombs, 1:05 p.m.  
 Early Departures: None

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. NEW BUSINESS

1.	Centre of Town LLC	35 Centre Street	Rev. 65616: ramp, railing	42.3.1-3	Milton Rowland
Voting	Glazer, McLaughlin, Pohl, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Presented project; would prefer the terrace be wood.				
Public	None				
Concerns (1:04)	<b>Kuhnert</b> – Read HSAB comments: no concerns. <b>Pohl</b> – Asked if the upper terrace is brick or wood.				
Motion	<b>Motion to Approve as modified. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		<b>66040</b>
2.	Baldassano, Bill	2A Gardner Perry Lane	Fence	55/33	Matt Baldassano
3.	Baldassano, Bill	2A Gardner Perry Lane	Shed	55/33	Matt Baldassano
4.	Baldassano, Bill	2A Gardner Perry Lane	Porch roof addition	55/33	Matt Baldassano
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:22)	No comments at this time.				
Motion	<b>Held for representation by unanimous consent.</b>				
Vote	N/A		<b>Certificate #</b>		

Minutes for June 16, 2016, adopted June 28

5. Sabelhaus	2 Quaise Pasture	Driveway chng	26-20.6	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Held for representation by unanimous consent.</b>			
Vote	N/A	<b>Certificate #</b>		

6. 23 Broad Street LLC	23 Broad Street	Awning color chgn	42.4.2-77	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:02)	No comments at this time.			
Motion	<b>Held for representation by unanimous consent.</b>			
Vote	N/A	<b>Certificate #</b>		

**III. VIEWS**

1. Net Zero LLC	10 Eat Fire Spring Road	Add stair, deck to garage	20-63	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project: garage studio to apartment.			
Public	None			
Concerns (1:08)	<b>Glazer</b> – This is extremely visible and the exterior staircase hurts the rural integrity of the area. Discussion about alternate locations or treatments to render the second egress not visible. <b>Coombs</b> – She would like to view and ascertain how visible it actually is.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

2. BGWFT II, LLC	16 Brant Point Road	Fenestration chngs	29-151	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>TJ Watterson</b> , Concept Design LLC – Presented project: go to simulated-divided-light (SDL) windows, circa 1980s			
Public	None			
Concerns (1:20)	No concerns.			
Motion	<b>Motion to Approve. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66041</b>	

3. BGWFT II, LLC	16 Brant Point Road	Addition	29-151	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>TJ Watterson</b> , Concept Design LLC – Presented project.			
Public	None			
Concerns (1:20)	<b>Pohl</b> – The chimney will have to be built up 2 feet above the ridge. <b>McLaughlin</b> – The Dutch door isn't appropriate as a front door and should be a 6-panel door. <b>Kuhnert</b> – No additional comments. <b>Coombs</b> – Agrees.			
Motion	<b>Motion to Approve through staff with the chimney raised 2 feet above the ridge height. (Coombs)</b>			
Vote	Carried	<b>Certificate #</b>	<b>66042</b>	

4.	Trainor, Gary	6 Straight Wharf	Trim color change	42.3.1-136.1	Jack Pearson
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Jack Pearson</b> – Presented project.				
Public	None				
Concerns (1:30)	<p><b>Kuhnert</b> – Read HSAB comments: Old Navy might change to a too-light blue; would prefer color from approved pallet.</p> <p><b>Oliver</b> – The door is listed as SDL.</p> <p><b>McLaughlin</b> – Okay with Old Navy.</p> <p><b>Pohl</b> – No concerns.</p> <p><b>Kuhnert</b> – No concerns.</p> <p><b>Glazer</b> – The existing door is true-divided-light (TDL) and should remain so.</p>				
Motion	<b>Motion to Approve. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66043</b>	
5.	Goldman, Norma	24 Coffin Street	Shed	73.4.1-52	Will Stephens
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (1:35)	<p><b>Glazer</b> – Read SAB comments: too much glass in the door.</p> <p><b>McLaughlin</b> – The air conditioning (A/C) should be enclosed with a board fence. The door shouldn't have glass.</p> <p><b>Oliver</b> – Should be a solid door.</p> <p>Consensus agrees with SAB about the shed door.</p>				
Motion	<b>Motion to Approve through staff with the door to be solid wood and A/C enclosed by a natural-to-weather, board fence. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66044</b>	
6.	Esposito, John	14 Eat Fire Spring Road	Rev: 64937: main house	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project: demo the existing external chimney, with new interior chimney, dormers.				
Public	None				
Concerns (1:39)	No concerns				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66045</b>	
7.	Esposito, John	14 Eat Fire Spring Road	Rev: 65468: office	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project: changing to cottage corners				
Public	None				
Concerns (1:48)	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66046</b>	

8.	Esposito, John	14 Eat Fire Spring Road	Rev: 65023: guest house	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project: exposed foundation and reduction in fenestration. There are no changes to the windows so the schedule was not included.				
Public	None				
Concerns (1:49)	<b>McLaughlin</b> – There is no description of the B, D, & F windows. <b>Pohl</b> – No concerns. <b>Kuhnert</b> – They are appropriate <b>Glazer</b> – Need plans with height dimensions.				
Motion	<b>Motion to Approve through staff with updated window schedule and dimensions on the plans. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66047</b>	
9.	Esposito, John	14 Eat Fire Spring Road	Hardscaping	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project: wall and free-standing brick fireplace. Could bring fireplace down 4 feet.				
Public	None				
Concerns (1:57)	<b>Kuhnert</b> – Asked if the proprietor’s way is a paper road or traveled way. (traveled way) Not sure how he feels about a free-standing fireplace or about the fictional story behind it. He would prefer the height brought down more or a fire pit. <b>Pohl</b> – Suggested using old English brick on the fireplace. <b>Glazer</b> – The fireplace is too tall and it shouldn’t have wood storage underneath. However, not sure how this would affect the landscaping. <b>McLaughlin</b> – Agrees with Ms Glazer. <b>Coombs</b> – It could work.				
Motion	<b>Motion to Hold for revisions. (Kuhnert)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
10.	Esposito, John	14 Eat Fire Spring Road	Relocate shed	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project.				
Public	None				
Concerns (1:39)	<b>McLaughlin</b> – Asked if the door is pink or barn red.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66048</b>	
11.	Kronan, Denise	4 Angola Street	Shed	55.4.1-22.2	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Val Oliver</b> – Presented project: trim and front door to match the house; barn door natural to weather.				
Public	None				
Concerns (2:09)	<b>Kuhnert</b> – Read HSAB comments: no concerns. <b>Glazer</b> – The side door is gray to match the clapboard on the house.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66049</b>	

12. McDermott, John	34 Centre Street	Patio extension	42.3.1-120	George Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Held for representation by unanimous consent.</b>			
Vote	N/A			Certificate #

IV. HDC BUSINESS	
Approve Minutes	June 2, 2016 Minutes: Approved by unanimous consent.
Review Minutes	June 7, 2016 Minutes
Other Business	None
Commission Comments	<p><b>Glazer</b> – 6 Marble Way has no extension agreement and must be ruled upon on June 21.</p> <p><b>Glazer</b> – Handout on violation procedures.</p> <p><b>Glazer</b> – Found the Surfside Area Plan which talks about massing and height but doesn't have a map.</p>

Motion to Adjourn: 2:27 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District